

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street, Chicago, Illinois
Regular Meeting
July 14, 2020

MINUTES
(as amended)

I. ROLL CALL OF COMMISSIONERS

Chairman Jorge Perez called the meeting to order at 1:03 p.m. and then undertook a roll call to establish the presence of a quorum.

Present

Shirley Newsome, Vice Chairman
Gwendolyn Butler, Secretary
Marc Brooks
Robert Buford
Adela Cepeda
Maurice Cox
Dwight Curtis
Eileen Rhodes
Latasha Thomas
Chris Wheat

Not Present

Leslie Davis
Cornelius Griggs

Pursuant to 5ILCS 120/7(e)(1)-7(e)(10) (West 2018), as amended by Public Act 101-0640, effective June 12, 2020, and State of Illinois Gubernatorial Disaster Proclamation issued by the Governor on June 26, 2020, the July 14th meeting was a virtual meeting that was able to be viewed via live stream on the Commissions website. The commission was able to accept written comments on the agenda items, and members of the public wishing to speak were able to register in advance. No written comments were received, and no one registered to speak.

The proceedings were conducted on Zoom. A court reporter was present to record the proceedings and a transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of this Regular Meeting of the Community Development Commission.

II. APPROVE MINUTES OF THE JUNE 9TH MEETING

Motioned by Curtis, seconded by Thomas. Approved 10-0. Yeas: Newsome, Butler, Brooks, Buford, Cox, Curtis, Rhodes, Thomas, Wheat and Perez. Abstain/Not present: Cepeda, Davis, and Griggs.

III. APPOINTMENT OF ASSISTANT SECRETARY

Under Article II of CDC Bylaws, elect Robert McKenna as Assistant Secretary. Motioned by Butler, seconded by Brooks. Approved: 11-0; Yeas: Butler, Brooks, Newsome, Buford, Cepeda, Cox, Curtis, Rhodes, Thomas, Wheat, Perez. Abstain/Not present: Davis, Griggs.

IV. NEW BUSINESS

A. ROOSEVELT/CICERO INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 24)

Request authority to advertise the Department of Planning and Development's intention to enter into a negotiated sale with United Scaffolding, Inc. for the disposition of the property located at 1319 S. Kilbourn Avenue in the Roosevelt/Cicero Industrial Corridor Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to United Scaffolding, Inc. if no responsive alternative proposals are received.

Project Manager: Michael Penicnak

Motioned by Cepeda, seconded by Butler. Approved: 10-0; Yeas: Newsome, Butler, Brooks, Cepeda, Cox, Curtis, Rhodes, Thomas, Wheat. Abstain/Not present: Davis, Griggs, Perez.

20-CDC-4

B. JEFFERSON PARK BUSINESS DISTRICT TIF REDEVELOPMENT PROJECT AREA (WARD 45)

Request authority to advertise the Department of Housing's intention to enter into a negotiated sale with 4841 Lipps, LLC for the disposition of the vacant fire house located at 4841 N. Lipps Avenue in the Jefferson Park Tax Increment Financing Redevelopment Project Area, to request alternative proposals, and to approve the sale of the property to 4841 Lipps, LLC if no responsive alternative proposals are received.

Project Manager: James Wheaton

Motioned by Butler, seconded by Brooks. Approved: 11-0; Yeas: Newsome, Butler, Brooks, Buford, Cepeda, Cox, Curtis, Rhodes, Thomas, Wheat, Perez. Abstain/Not present: Davis, Griggs.

20-CDC-5

C. AMENDMENT OF THE RULES OF THE COMMUNITY DEVELOPMENT COMMISSION

Proposed Amendment:

Whereas, the Community Development Commission (hereinafter the "Commission") hereby amends its Rules published in January 2014, by inserting the underscored language:

Article III [Meetings], Section 7 [Emergency Rules]:

When, due to public disasters or other emergencies, the State of Illinois and/or the City of Chicago have, by executive proclamation or order, legislation, or otherwise, limited where, when, and/or how many people may publicly gather and/or the State of Illinois has suspended or modified portions of the Open Meetings Act for the public health, safety, and welfare of the citizens of the State of Illinois and/or the City of Chicago, the Chairman shall have the power to promulgate emergency rules (including regarding public attendance and/or

participation) not inconsistent with such directives from the State of Illinois and/or the City of Chicago. The Secretary shall ensure that such emergency rules are posted on the Commission's website, and such emergency rules shall last until the State of Illinois and/or the City of Chicago rescind such directives.

Be it resolved by the Community Development Commission:

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Rules of the Community Development Commission, as revised and dated on this 14th day of July 2020, in accordance with § 2-124-060 of the Municipal Code, to be effective immediately upon publication.

V. ADJOURNMENT

Motion to adjourn made by Newsome. Voice vote, all yeas.
Meeting adjourned at 2:03 p.m.